CITY COUNCIL MEETING MINUTES
CITY OF SANTA MARIA, CALIFORNIA
APRIL 20, 2021 - CITY HALL COUNCIL CHAMBERS

CALL TO ORDER
Mayor Patino called the meeting to order at 5:00 p.m.

ROLL CALL:
MEMBERS PRESENT:
Mayor Alice Patino, Councilmember Mike Cordero, Councilmember Carlos Escobedo, and Councilmember Etta Waterfield

MEMBERS ABSENT:
Councilmember Gloria Soto

STAFF MEMBERS PRESENT:
City Manager Stilwell, City Attorney Watson, Director of Utilities Springer, and Chief Deputy City Clerk White (for roll call only).

PUBLIC COMMENT PERIOD
There were no requests to speak.

RECESS - CLOSED SESSION
Mayor Patino recessed to a Closed Session at 5:02 p.m. for:

1. **CONFERENCE WITH REAL PROPERTY NEGOTIATORS pursuant to Section 54956.8 of the Government Code: Property:** Sale of Supplemental Water, Various Properties
   Agency negotiator: Shad Springer, Director of Utilities
   Negotiating parties: City of Santa Maria and Golden State Water Company
   Under negotiation: Price and terms of payment

2. **Conference with Legal Counsel - Existing Litigation** pursuant to Subdivision (d)(1) of Government Code Section 54956.9. William Jackson v. City of Santa Maria, Workers' Compensation Claim Nos. 18-138745 and 19-145306.

INVOCATION
Pastor Scott Campbell of South Valley Church gave the Invocation.

PLEDGE OF ALLEGIANCE
Councilmember Waterfield led the Pledge of Allegiance.

CALL TO ORDER
Mayor Patino reconvened the meeting and called the meeting to order at 5:30 p.m.

ROLL CALL:
MEMBERS PRESENT:
Mayor Alice Patino, Councilmember Mike Cordero, Councilmember Carlos Escobedo, Councilmember Gloria Soto, and Councilmember Etta Waterfield

STAFF MEMBERS PRESENT:
City Manager Jason Stilwell, City Attorney Thomas Watson, Principal Civil Engineer David Beas, Director of Finance Mary Harvey, Revenue Manager Angie Hernandez, Chief Information Officer Jeffrey Marecic, Director of Public Works/City Engineer Kevin McCune, Director of Community Development Chuen Ng, Director of Recreation & Parks Alex Posada, Senior Civil Engineer Eric Riddiough, Chief of Police Marc Schneider, Director of Utilities Shad Springer, Interim Fire Chief Todd Tuggle, and Chief Deputy City Clerk Rhonda White

CLOSED SESSION REPORT: CITY ATTORNEY
City Attorney Watson announced that with respect to Closed Session Item No. 1, instruction was provided to the negotiator. With respect to Item No. 2, instructions were provided to legal counsel.

1 PROCLAMATIONS

A. Councilmember Cordero presented a Proclamation recognizing the month of April 2021, as "Earthquake Preparedness Month" in the City of Santa Maria, and urging residents and businesses to learn more about the Earthquake Warning California Program. Amanda Moyer, with the Governor's Office of Emergency Services accepted the Proclamation.

2 PUBLIC COMMENT PERIOD

Valerie Trenev spoke about National Medical Laboratory Professionals Week in recognition of their efforts during COVID.

City Manager Stilwell commented that the County of Santa Barbara had moved into the orange tier regarding COVID. This would mean that the library could open the second floor, restaurants may expand indoor use, the City mall would be able to increase capacity, youth activities would pick up, and there would be more flexibility with the Paul Nelson Pool.

3 CONSENT CALENDAR

Consent Calendar Items 3A-3N were approved as presented, including the adoption of Resolution Nos. 2021-29, 2021-30, 2021-31, 2021-32, 2021-33, 2021-34, 2021-35, 2021-36, 2021-37, and 2021-38. The recorded vote appears with each item below.

A. Waive the reading in full of all Ordinances and Resolutions. Ordinances on the Consent Agenda will be adopted by the same vote cast at the first meeting, unless City Council indicates otherwise.

Action: Readings waived.
Moved by Councilmember Waterfield, seconded by Councilmember Cordero.
Motion carried. 5-0.

B. Approve the Minutes of the regular City Council meeting of April 6, 2021.

Action: Minutes approved as presented.
Moved by Councilmember Waterfield, seconded by Councilmember Cordero.
Motion carried. 5-0.

C. Adopt a Resolution rescinding Resolution No. 78-4668 to change volunteer status concerning workers' compensation benefits.

Action: Resolution No. 78-4668 rescinded.
Moved by Councilmember Waterfield, seconded by Councilmember Cordero.
Motion carried. Adopted as Resolution No. 2021-29. 5-0.

D. Adopt a Resolution confirming all local emergency orders and actions of the Director of Emergency Services due to the proclaimed local emergency regarding Novel Coronavirus (COVID-19) pandemic, which includes a local emergency order extending the period of economic hardship for the Voluntary Time-off Program.

Action: Local emergency orders confirmed, and Voluntary Time-off Program extended.
Moved by Councilmember Waterfield, seconded by Councilmember Cordero.
Motion carried. Adopted as Resolution No. 2021-30. 5-0.

E. Accept the recommendation of the Planning Commission and adopt a Resolution approving the Tentative Parcel Map, Tract 6023 for the Ontiveros Parcel Map (TR2019-0004) subdividing a 0.3-acre parcel into two residential lots at 729 West El Camino Street.

Action: Ontiveros Tentative Parcel Map approved.
Moved by Councilmember Waterfield, seconded by Councilmember Cordero.
Motion carried. Approved as Resolution No. 2021-31. 5-0.

F. Adopt a Resolution approving an addendum to the Final Second Supplemental Environmental Impact Report for the Santa Maria Regional Landfill Cell 1 Extension project.

Action: Addendum to final second supplemental EIR for Landfill Cell 1 Extension project approved.
Moved by Councilmember Waterfield, seconded by Councilmember Cordero.
Motion carried. Adopted as Resolution No. 2021-32. 5-0.

G. Payment of Warrants. Ordered ratified subject to having been certified as being in conformity with the budget and having been approved for payment by the Director of Finance.

Action: Warrants ratified.
Moved by Councilmember Waterfield, seconded by Councilmember Cordero.
Motion carried. 5-0.

H. Payment of Payroll. Ordered ratified subject to having been certified by the proper Department Directors, as shown on records on file in the Department of Finance, and having been approved for payment by the Director of Finance.

Action: Payroll ratified.
Moved by Councilmember Waterfield, seconded by Councilmember Cordero.
Motion carried. 5-0.

I. Adopt a Resolution establishing a large vehicle parking restriction on North Bradley Road and East Fesler Street.

Action: Large vehicle parking restriction on North Bradley Road approved.
Moved by Councilmember Waterfield, seconded by Councilmember Cordero.
Motion carried. Adopted as Resolution No. 2021-33. 5-0.

J. Adopt a Resolution to establish a no stopping zone on East Boone Street.

Action: No stopping zone on East Boone Street approved.
Moved by Councilmember Waterfield, seconded by Councilmember Cordero.
Motion carried. Adopted as Resolution No. 2021-34. 5-0.

K. Adopt a Resolution to modify no stopping zones on West Boone Street.

Action: No stopping zone modifications on West Boone Street approved.
Moved by Councilmember Waterfield, seconded by Councilmember Cordero.
Motion carried. Adopted as Resolution No. 2021-35. 5-0.

L. Adopt a Resolution approving an agreement with G. Sosa Construction, for the award of Bid No. 2020/05, North Blosser Road Improvement Project.

Action: Award of Bid No. 2020/05 to G. Sosa Construction approved.
Moved by Councilmember Waterfield, seconded by Councilmember Cordero.
Motion carried. Adopted as Resolution No. 2021-36. 5-0.

M. Adopt a Resolution approving a Professional Services Agreement with Golder Associates Inc., for Construction Quality Assurance Services for the Cell 1 Extension Liner Project at the Santa Maria Regional Landfill.

Action: Professional Services Agreement with Golder Associates, Inc., approved.
Moved by Councilmember Waterfield, seconded by Councilmember Cordero.
Motion carried. Adopted as Resolution No. 2021-37. 5-0.

N. Adopt a Resolution to receive grant funding from the California Governor's Office of Emergency Services for the 2020 Community Power Resiliency Allocation to Cities Program.

Action: Grant funding from OES Community Power Resiliency Allocation to Cities Program approved.
Moved by Councilmember Waterfield, seconded by Councilmember Cordero.
Motion carried. Adopted as Resolution No. 2021-38. 5-0.

4 PUBLIC HEARING

A. **THIS ITEM WAS CONTINUED TO A FUTURE MEETING AT THE REQUEST OF STAFF.**

SANTA MARIA AIRPORT BUSINESS PARK SPECIFIC PLAN, GENERAL PLAN, AND ZONING MAP AMENDMENT AT THE NORTHWEST CORNER OF ORCUTT EXPRESSWAY (HIGHWAY 135) AND UNION VALLEY PARKWAY. The City Council will consider: 1) Supplemental Environmental Impact Report, a Statement of Overriding Considerations and Mitigation Monitoring and Reporting Program, (2) A Specific Plan Amendment (SPZ2019-0001), and (3) a General Plan Land Use Map Amendment and Zone Change (GPZ2019-0002) for RRM Design Group to rezone a 28-acre site from Community Facilities (CF) and Recreational Open Space-Detention Basin (ROS-DP) to Airport Commercial (AC), Light Industrial (LI) and Recreational Open Space-Detention Basin (ROS-DP) General Plan Land Use Designations; and from Public Facilities - Airport (PF- A) and Open Space (OS) Districts to Planned Development Airport Commercial/Public Facilities - Airport [PD/C-3/PF-A], Planned Development/Light Industrial/Public Facilities - Airport (PD/LI/PF-A), and Open Space (OS) districts of The Airport Business Park Specific Plan. (Director of Community Development)

At its March 17, 2021, regular meeting, the Planning Commission voted 3-1 (Noes: Commissioner Lopez. Absent: Robert Dickerson) to recommend that the City Council approve the project.

B. **NEW AND UPDATED COMPREHENSIVE USER FEES.** The City Council considered new and updated user fees for several City Departments and reviewed the User Fee Cost Recovery Level Policy. Director of Finance Harvey gave a presentation as detailed in the Council Agenda Report. Eric Johnson and Chu Thai, of Revenue and Cost Specialists, assisted with the presentation.

Public hearing
Mayor Patino opened the public hearing at 6:51 p.m.

The Chamber of Commerce wrote expressing concern that there was not enough input by stakeholders on the proposed fees and indicated the fees were an over-simplistic, one-size-fits-all proposal. The Chambers proposed several options including approving fees to two times their current rate, continued waivers for projects in the Downtown Specific Plan area, and possibly appointing a Fee Review Committee.

Urban Planning Concepts wrote that more consideration should have been given to stakeholders and greater awareness of staff changes in the last few years should have been brought to the table. They proposed several things including raising each fee 50 percent and working with the community to improve the application process.

Dan Gebhart wrote in with recommendations to fine for code violations, consider installing IP cameras, and turning off sprinklers when it rains.

Tim Walters, representing Home Builders Association, wrote that while they supported reasonable fee increases, they did not support staff reimbursement at 100 percent, and suggested that the staff analysis should be based on an average application to base the fees on. They asked that City Council work with the home builders' industry to resolve the fee increase dilemma.

Robert MacLeod wrote in support of the item on behalf of the SEIU Local 620 indicating users of City services had been paying less than the cost of the services provided and were subsidized by the General Fund which depleted revenues for public safety, infrastructure, maintenance, library, parks, and recreation services.

Lindy Hatcher, representing Home Builders Association, asked the City Council to consider that fee increases are always passed on to the home buyers and that any assistance speeding up the approval process for development would be appreciated.

Laurie Tamura, with Urban Planning Concepts, commented that the process of updating user fees happened without input from the public. She also said some of the proposed fees were being increased at incredibly high percentages that would be unattainable by some users and suggested that fees be raised by 50 percent only and that a committee be formed to monitor the program once adopted.

Mayor Patino closed the public hearing at 7:02 p.m.

Action: The City Council approved increasing fees, effective July 1, 2021, to 50 percent of the Cost of Service Study proposed fees, and included changes to Environmental Fees for Environmental Initial Study/Negative Declaration (S-015): New fee changed to $6,830 per application; and Environmental Impact Report (S-016): New fee changed to read "Initial deposit determined by staff with charges at the fully allocated hourly rates for all personnel involved plus any outside costs."
Moved by Councilmember Waterfield, seconded by Mayor Patino.
Motion carried. Adopted as Resolution No. 2021-39, as amended. 3-2. Noes: Councilmember Escobedo and Councilmember Soto.

Action: The City Council approved the User Fee Cost Recovery Level Policy with the change that a comprehensive user fee study would be completed every 5 years, instead of 10, and setting an additional goal to attain 100 percent cost recovery by 2026.
Moved by Councilmember Waterfield, seconded by Councilmember Escobedo.
Motion carried. Adopted as Resolution No. 2021-39, as amended. 5-0.

5 REGULAR BUSINESS

A. **PUBLIC SAFETY CAMERAS.** The City Council considered a Services Agreement between Flock Safety and the City of Santa Maria Police Department for the purchase of Automated License Plate Readers. Police Chief Schneider gave a presentation as detailed in the Council Agenda Report.

Public input
There were no requests to speak.

Action: Adopt a Resolution approving a Services Agreement between Flock Safety and the City of Santa Maria Police Department for the purchase of Automated License Plate Readers.
Moved by Councilmember Waterfield, seconded by Councilmember Escobedo.
Motion carried. Adopted as Resolution No. 2021-40. 4-1. Noes: Councilmember Soto.

REPORT BY CITY MANAGER

City Manager Stilwell reported that the next regular City Council meeting would be May 4, 2021. Items on the agenda would include the federal stimulus funding policy; a County of Santa Barbara Regional Homeless Plan presentation; and a public hearing on an amendment to the ADU ordinance.

ORAL REPORTS OF COUNCILMEMBERS AND OFFICERS (INCLUDING AB1234 REPORTS)

Councilmembers Cordero and Soto had no reportable AB1234 items.

Councilmember Waterfield reported she attended an SBCAG meeting. She also announced National Day of Prayer would be held at the Santa Maria Fairpark on May 6th from 11:30 to 1:30, and the Annual Police Council Golf Tournament would be Friday, August 13th.

Councilmember Escobedo reported he attended the Ethics training for AB1234 with the League of CA Cities.

Mayor Patino reported she attended the California Cities Housing, Community, and Economic Development Policy meeting; a couple of SB County Legislative Briefings; and a Fighting Back Santa Maria Board Meeting.

ADJOURNMENT
There being no further business before the City Council, Mayor Patino declared the City Council meeting adjourned at 8:08 p.m.

Approved at a regular meeting on May 4, 2021.

Rhonda M. White, CMC
Chief Deputy City Clerk and ex officio Clerk
of the City Council

ATTEST:

5/6/2021

Rhonda M. White, CMC
Chief Deputy City Clerk

Alice M. Patino
Mayor of the City of Santa Maria